HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2009

New Home Market

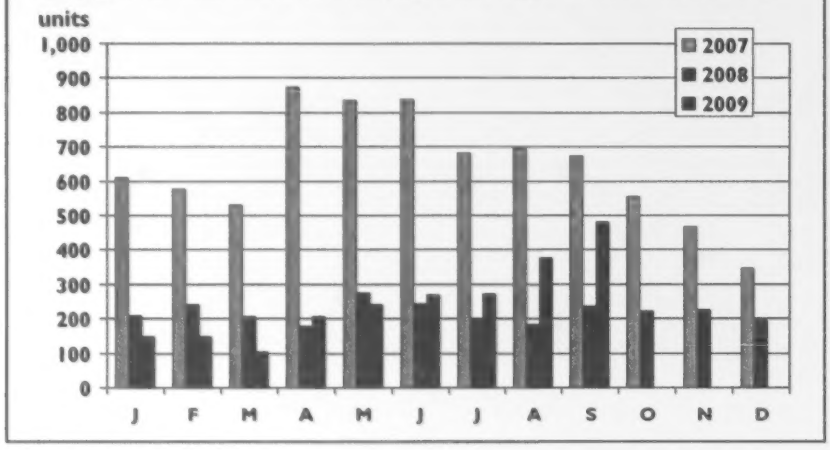
Edmonton's Housing Starts Increase in September

For the third month in a row, total housing starts across Greater Edmonton increased in September on a year-over-year basis. Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 699 units in September compared with 428 units in September 2008. For the year-to-date, total housing starts have amounted to 3,620 units throughout Metro Edmonton, down one third from 5,400 units reported during the first nine months of 2008.

Single-detached starts in the Capital region totalled 481 units in September, more than double the 235 units tallied

Figure 1

Single-Detached Housing Starts, Edmonton CMA



Source: CMHC, Sept. 2009

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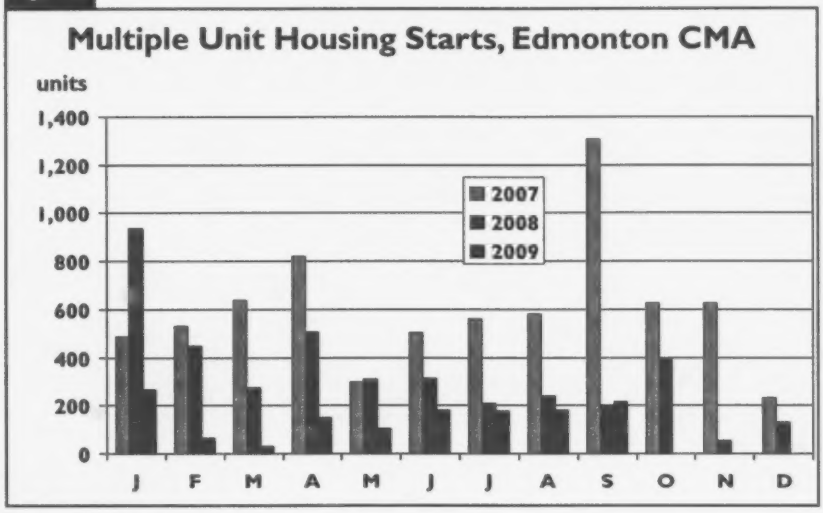
Figure 2



Source: CMHC, Sept. 2009

in the same month last year and the best month for builders since October 2007. On a quarterly basis, activity improved by almost 83 per cent year-over-year during the third quarter. Despite these recent gains, units under construction in September were 18 per cent below the number underway across Metro this time last year. To the end of September, home builders started work on 2,246 single-detached homes, an increase of 14 per cent from the 1,972 units started during the first nine months of 2008. Following a weak first quarter, activity has gradually improved throughout 2009 and CMHC expects this trend to continue in the months ahead.

The inventory of unabsorbed single-detached homes remains on the downward trend that began this time last year. As shown in the accompanying chart (Figure 1), the reduced level of single starts that has occurred since the beginning of 2008 has resulted in substantial declines in completions over the past year. While absorption rates have also dropped off, they have generally outpaced completions allowing inventory levels to subside. CMHC counted 474 completed and unoccupied singles (including show homes) across the region in September, a drop of 56 per cent from one year prior and the lowest level since July 2007.

The median price of a new single-detached home absorbed in September stood at $476,900, down 4.6 per cent on a year-over-year basis. In the existing home market, single-detached units sold on the MLS® in September for a median price of $349,900, which was up 1.3 per cent from September 2008.

Multiple unit starts, which consist of semi-detached, row, and apartment units, rose by 13 per cent in September to 218 units compared with 193 starts in September 2008. This represented the first year-over-year gain since May 2008. Semi-detached and row starts were both up from last September but apartment activity remained weak. So far this year, multiple dwelling starts have declined by 60 per cent to 1,374 units, down from 3,428 multiple units reported from January to September 2008. Apartment activity has seen the greatest retrenchment, falling by 83 per cent from the first nine months of 2008. Semi and row starts so far in 2009 have decreased by 14 and 15 per cent, respectively.

Following a surge in August, multiple unit completions in September again experienced sizable gains over the same month last year. Total multi-unit completions reached 805 units compared with 542 in September 2008. While absorptions also rose by a wide margin of over 26 per cent year-over-year, the number of units drawn off the market fell short of completions for the sixth consecutive month. Consequently, inventories gained another 247 units from the previous month's tally to 1,222 units, representing the highest volume of unabsorbed multiple dwellings Metro-wide since June 2005.

Resale Market

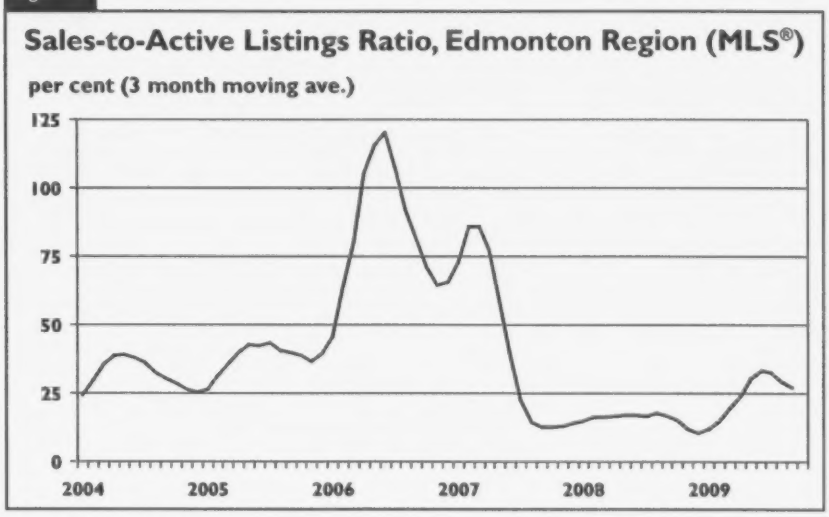
Market Remains Active in 3rd Quarter

Following a 19 per cent year-over-year increase in the second quarter, third quarter sales reported by the Realtors® Association of Edmonton (RAE) rose by 12 per cent over July-to-September of 2008 to 5,654 units. For the year-to-date, total home sales on the MLS® have improved by 5.3 per cent from the first nine months of 2008 to 15,395 units. While low mortgage rates remain a dominant factor, the release of demand that was pent-up during the sales slump of late 2008 and early 2009 suggests that recent upswing in activity will moderate in the months ahead.

Increased sales and reduced listings have combined to lower supply levels on Edmonton's resale market this fall. During the first nine months of 2009,

Figure 3

Sales-to-Active Listings Ratio, Edmonton Region (MLS®)



Source: RAE, Sept. 2009

new listings entering the market were down by almost 25 per cent from the same time last year. This summer's sales resurgence drove active listings in September down by 31 per cent from the same time in 2008. Average listing periods during the third quarter were around 23 per cent below the values reported a year prior. Meanwhile, the residential sales-to-active listings ratio averaged close to 29 per cent during the third quarter, indicative of a balanced market.

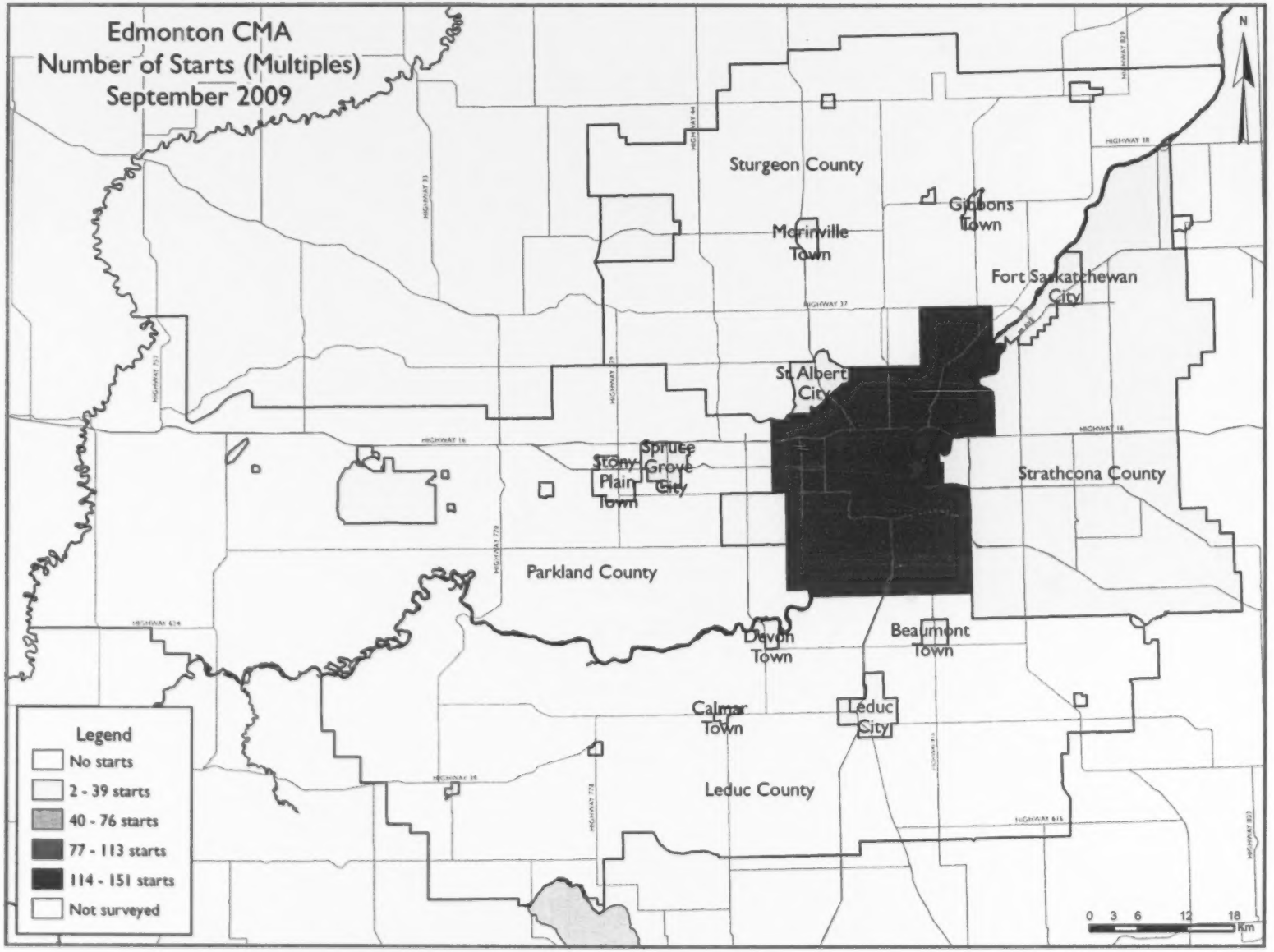
With the buyers' market giving way to more balanced conditions this spring, the extended period of month-over-month price declines that began in mid-2007 has largely subsided. Despite the gains in market balance, price movement has been muted by stronger demand from first-time buyers. For both single-detached homes and condominiums, MLS® resale data show a stronger proportion of sales this year at entry-level price points. While resale home prices in September experienced a modest increase year-over-year, to the end of September prices were down by 4.5 per cent from the first nine months of 2008 to an average of $320,764.

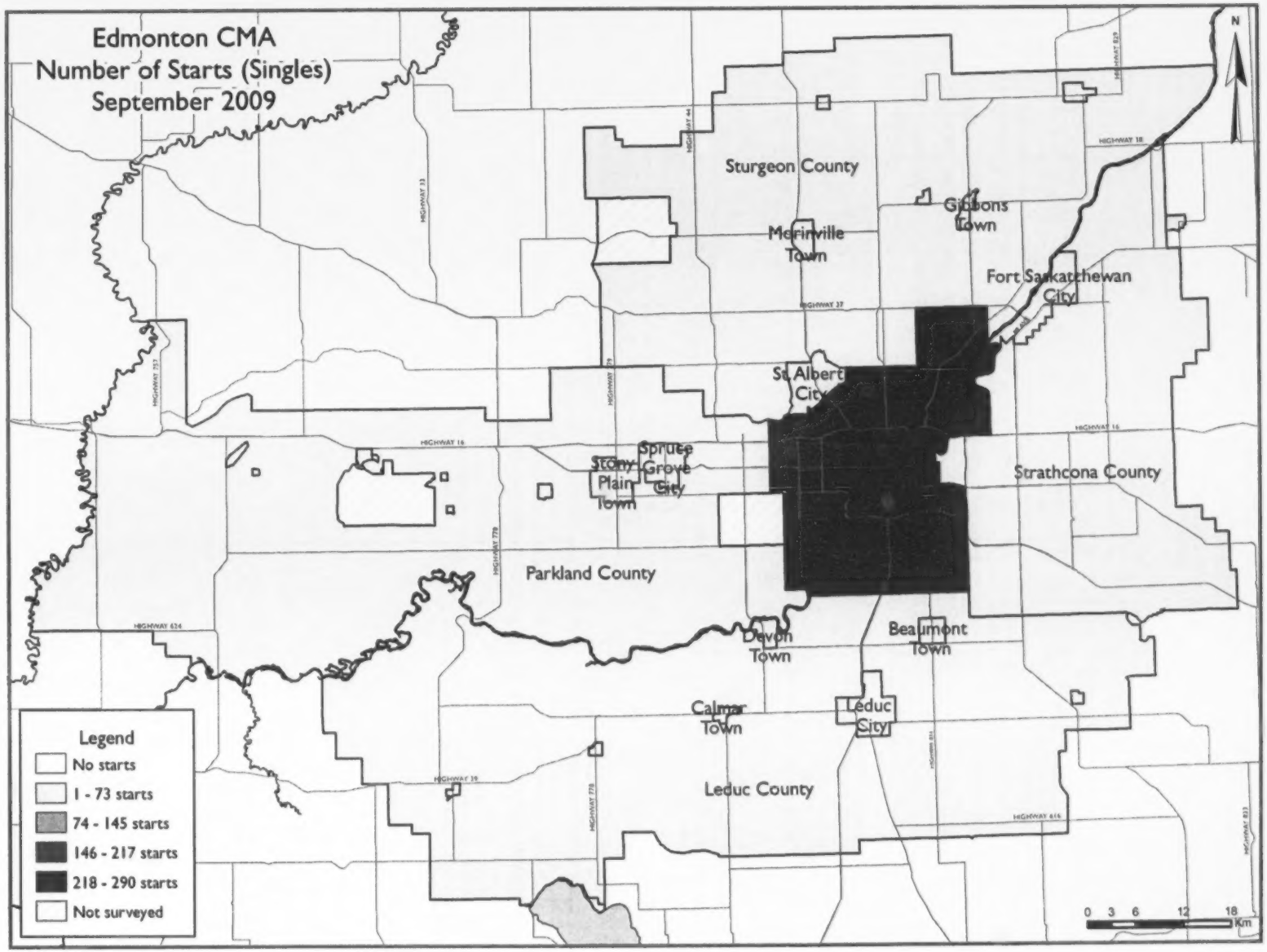
Economy

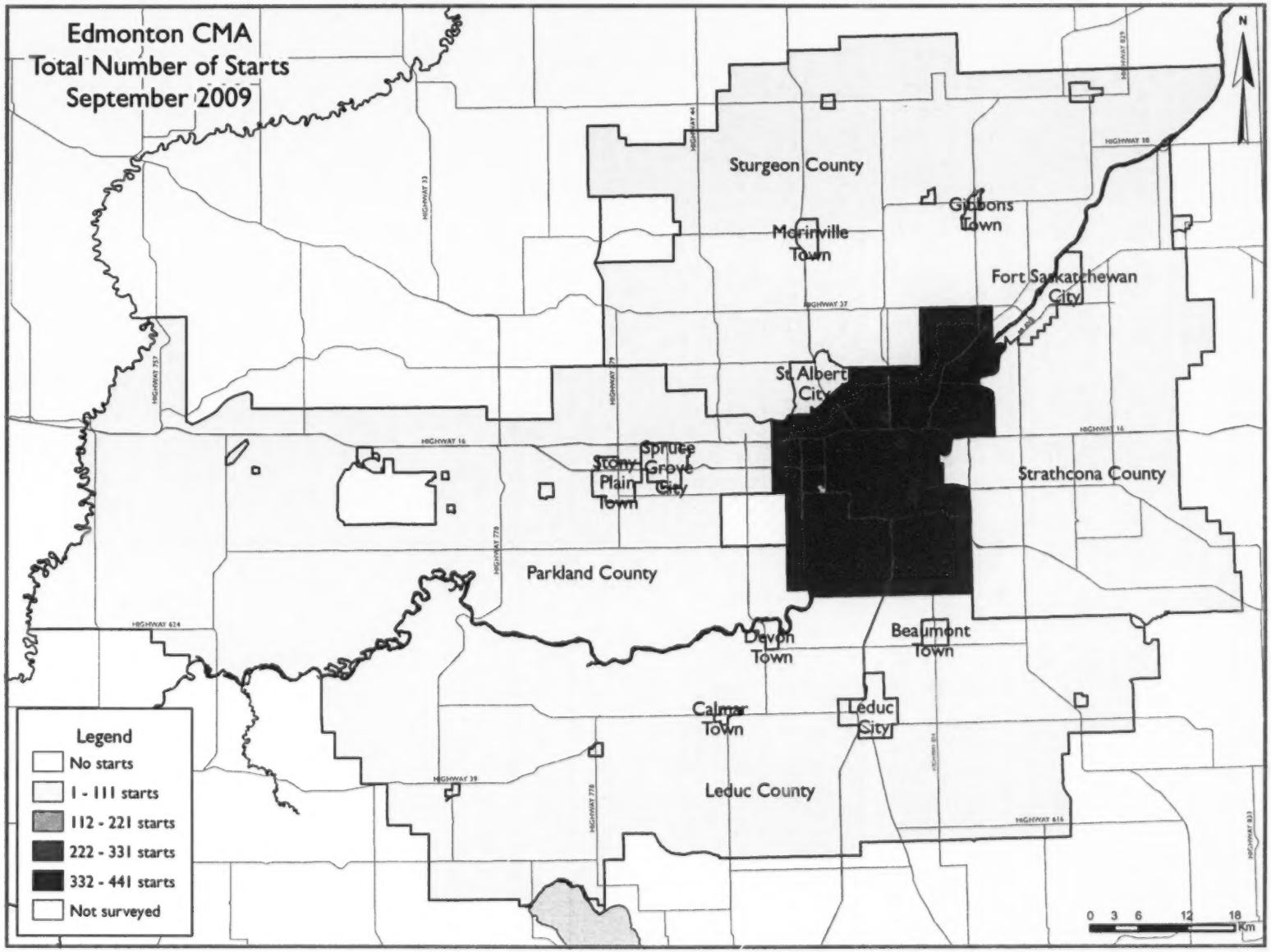
Labour Force Growth Lifts Unemployment Rate

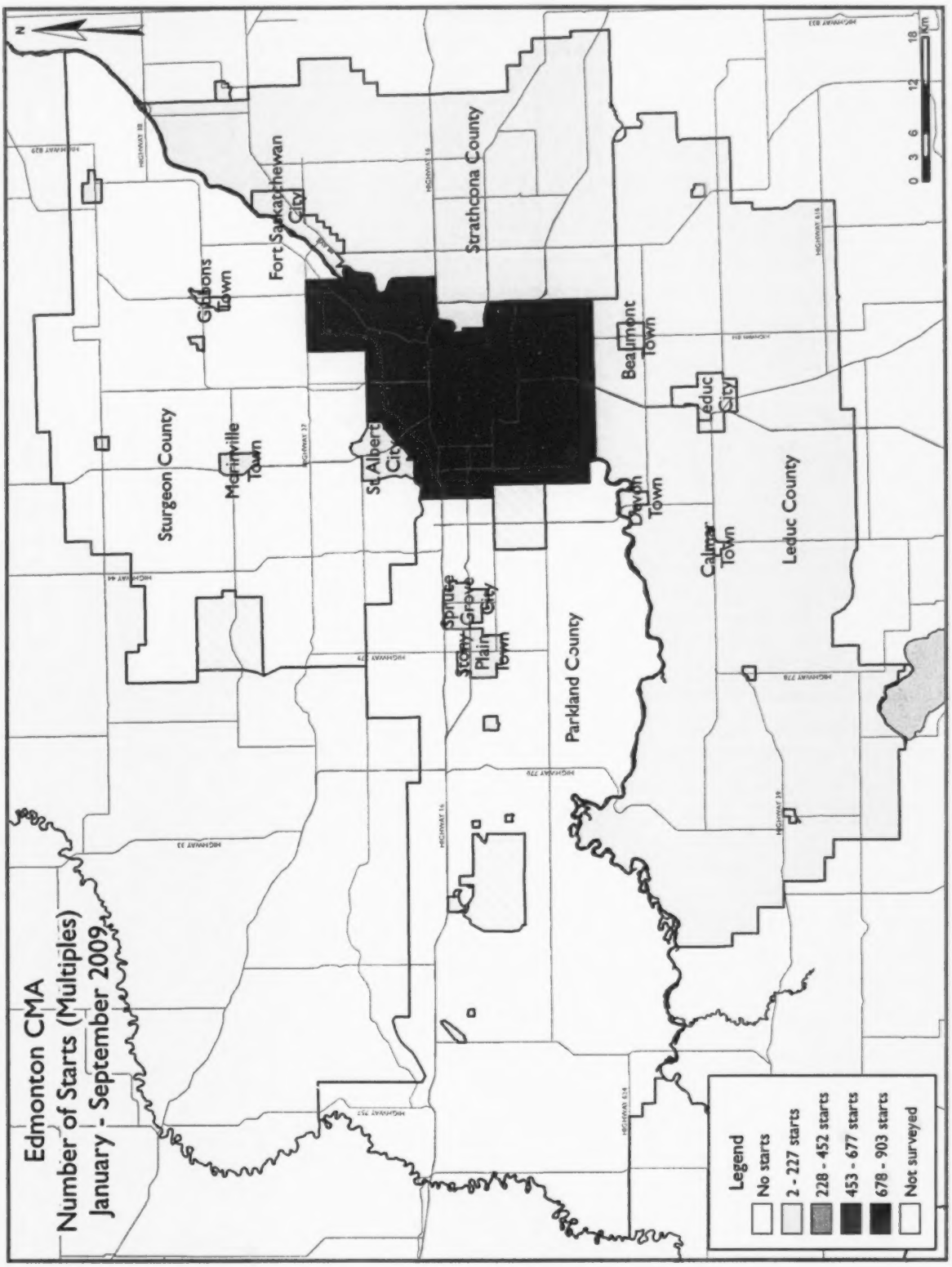
The weakened economy combined with continued in-migration has pushed up the seasonally adjusted unemployment rate in Edmonton to 7.4 per cent in September, its highest level since March 1997. The good news is that most of the city's increase in joblessness has come from strong growth in the labour force, driven by in-migration, rather than losses in employment. The average number of persons employed across the region during the first nine months of 2009 was down by less than one per cent from the same time in 2008. Despite the slowdown in job creation this year and the upward trend in the jobless numbers, income levels have held up reasonably well. Average weekly earnings from the labour force survey were up by 5.2 per cent on a year-to-date basis to the end of September.

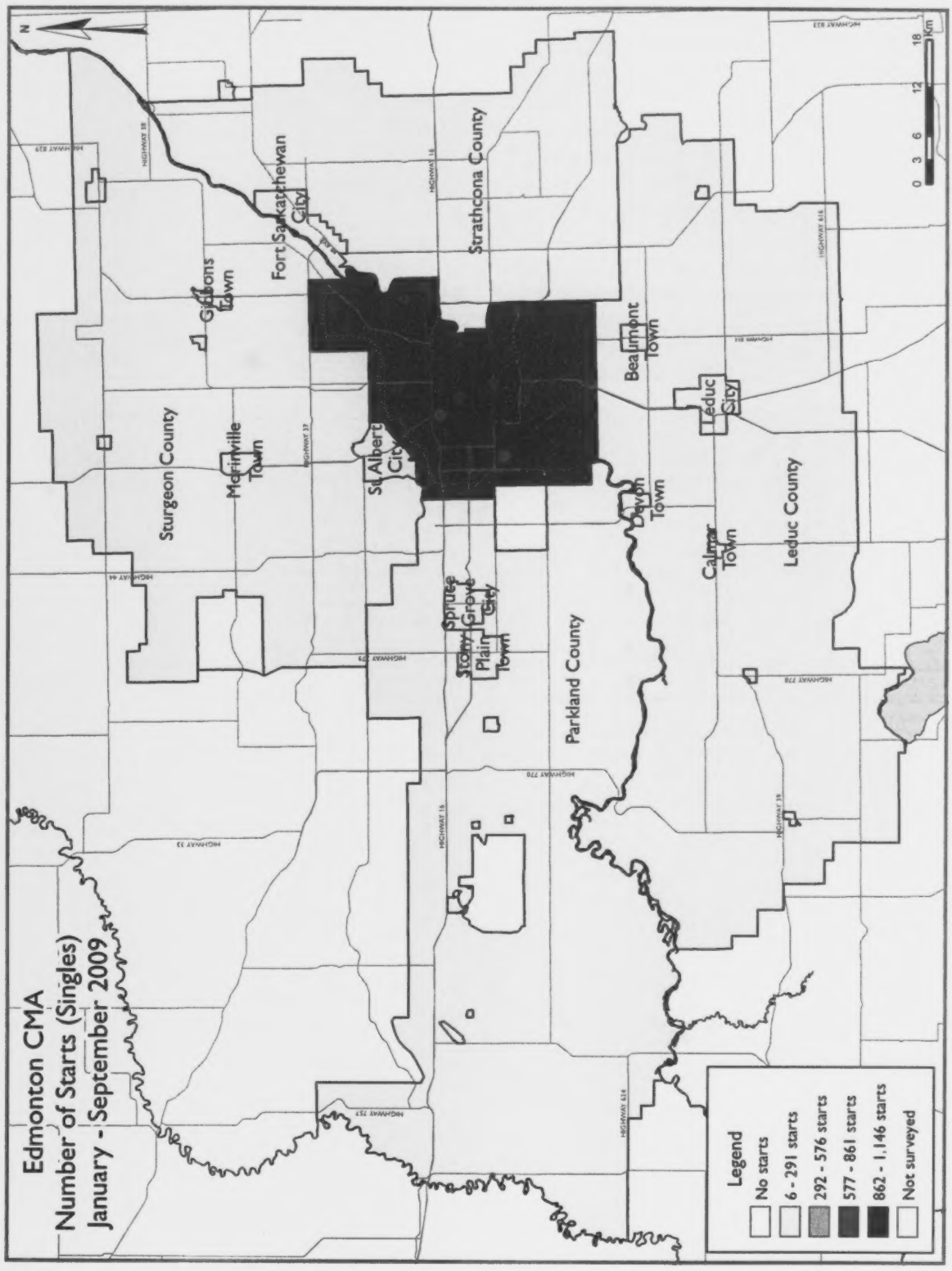
Statistics Canada's population estimates for the second quarter revealed that Alberta continues to experience strong population growth in 2009 due to high levels of net in-migration from both inter-provincial and international sources. The province's relative advantage in terms of lower-than-average unemployment rates remains a draw for newcomers from other provinces, particularly Ontario. While down from this time last year, the province still enjoys the fastest population growth rate among all Canadian provinces and these recent arrivals helped boost the demand for housing and other services. Alberta experienced a net gain of 4,737 people from other provinces in the second quarter, down from 7,215 during April to June of 2008. Meanwhile, net international migration during the second quarter remained relatively high by historic standards at 6,089, although down slightly from 6,365 for the same time last year.

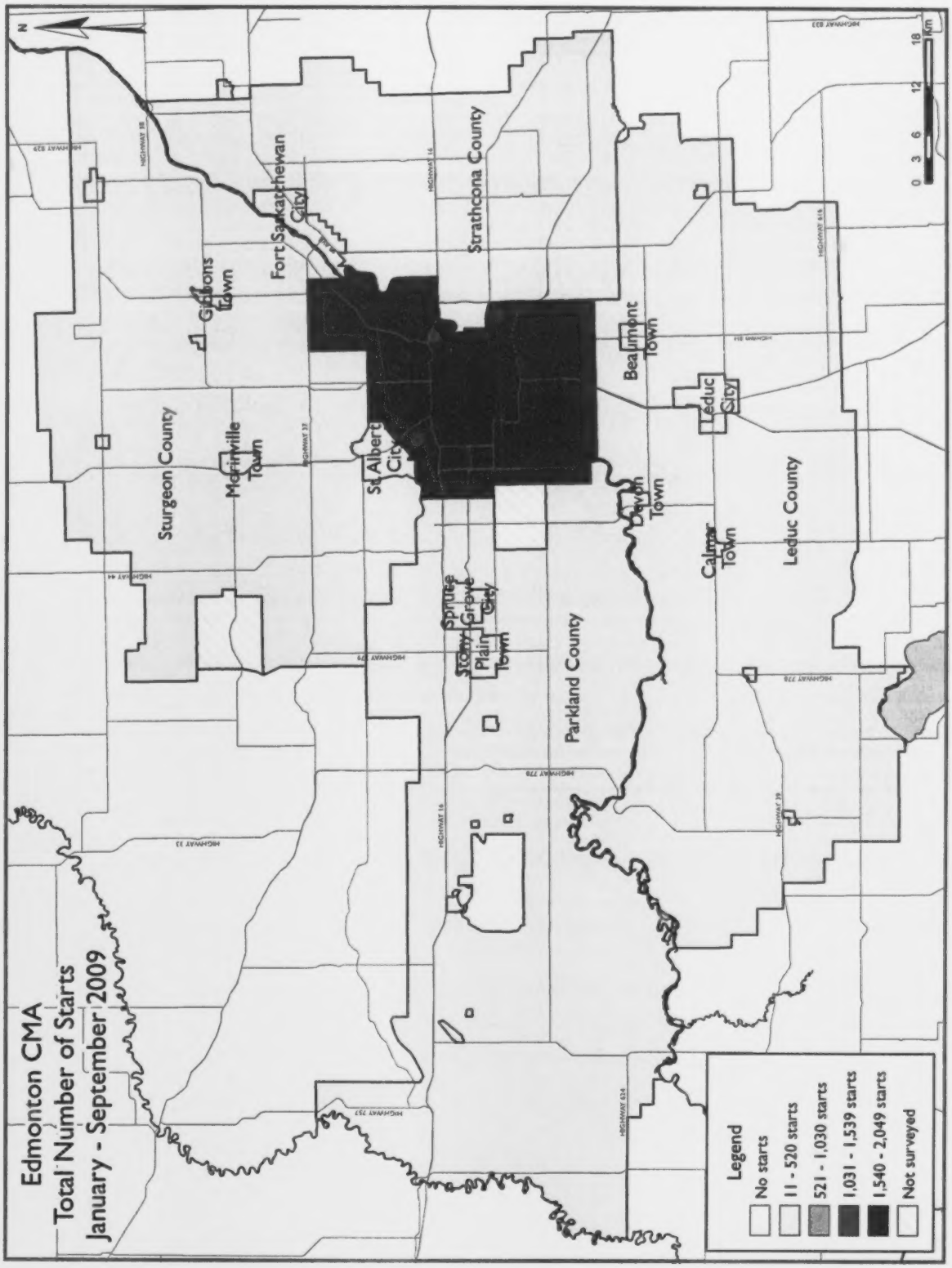

Edmonton CMA
Number of Starts (Multiples)
September 2009
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 39 starts
40 - 76 starts
77 - 113 starts
114 - 151 starts
Not surveyed
0 3 6 12 18
Km
N


Edmonton CMA
Number of Starts (Singles)
September 2009
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 73 starts
74 - 145 starts
146 - 217 starts
218 - 290 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
September 2009
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Sprucе Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 39
HIGHWAY 624
HIGHWAY 616
Legend
No starts
1 - 111 starts
112 - 221 starts
222 - 331 starts
332 - 441 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - September 2009
Legend
No starts
2 - 227 starts
228 - 452 starts
453 - 677 starts
678 - 903 starts
Not surveyed
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - September 2009
Legend
No starts
6 - 291 starts
292 - 576 starts
577 - 861 starts
862 - 1,146 starts
Not surveyed
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - September 2009
Legend
No starts
11 - 520 starts
521 - 1,030 starts
1,031 - 1,539 starts
1,540 - 2,049 starts
Not surveyed
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Stony Plain Town
Spruce Grove City
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2009	480	74	11	1	112	19	0	2	699
September 2008	234	56	4	1	74	24	0	35	428
% Change	105.1	32.1	175.0	0.0	51.4	-20.8	n/a	-94.3	63.3
Year-to-date 2009	2,244	500	94	2	401	234	0	145	3,620
Year-to-date 2008	1,963	500	30	2	621	2,200	19	65	5,400
% Change	14.3	0.0	**	0.0	-35.4	-89.4	-100.0	123.1	-33.0
UNDER CONSTRUCTION									
September 2009	2,216	480	102	5	840	2,630	23	367	6,672
September 2008	2,707	784	49	14	1,453	6,987	22	519	12,535
% Change	-18.1	-38.8	108.2	-64.3	-42.2	-62.4	4.5	-29.3	-46.8
COMPLETIONS									
September 2009	244	42	4	0	68	611	0	80	1,049
September 2008	374	122	3	0	123	290	4	0	916
% Change	-34.8	-65.6	33.3	n/a	-44.7	110.7	-100.0	n/a	14.5
Year-to-date 2009	2,255	590	55	2	638	3,515	22	306	7,383
Year-to-date 2008	5,109	814	57	19	897	2,024	38	104	9,062
% Change	-55.9	-27.5	-3.5	-89.5	-28.9	73.7	-42.1	194.2	-18.5
COMPLETED & NOT ABSORBED									
September 2009	472	101	9	0	188	751	2	173	1,696
September 2008	1,078	174	9	1	119	188	7	0	1,576
% Change	-56.2	-42.0	0.0	-100.0	58.0	**	-71.4	n/a	7.6
ABSORBED									
September 2009	269	57	7	0	79	408	7	0	827
September 2008	383	109	3	0	131	196	5	0	827
% Change	-29.8	-47.7	133.3	n/a	-39.7	108.2	40.0	n/a	0.0
Year-to-date 2009	2,762	659	50	7	621	2,919	30	133	7,181
Year-to-date 2008	4,868	764	35	18	824	1,903	20	121	8,553
% Change	-43.3	-13.7	42.9	-61.1	-24.6	53.4	50.0	9.9	-16.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
September 2009	289	40	7	1	83	19	0	2	441
September 2008	98	40	0	1	46	24	0	0	209
Beaumont Town									
September 2009	8	0	0	0	12	0	0	0	20
September 2008	6	0	0	0	0	0	0	35	41
Devon Town									
September 2009	4	4	0	0	0	0	0	0	8
September 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
September 2009	21	6	4	0	0	0	0	0	31
September 2008	7	8	4	0	0	0	0	0	19
Leduc City									
September 2009	23	2	0	0	0	0	0	0	25
September 2008	7	0	0	0	0	0	0	0	7
Leduc County									
September 2009	7	0	0	0	0	0	0	0	7
September 2008	13	0	0	0	0	0	0	0	13
Morinville Town									
September 2009	9	0	0	0	0	0	0	0	9
September 2008	7	6	0	0	0	0	0	0	13
Parkland County									
September 2009	12	0	0	0	0	0	0	0	12
September 2008	16	0	0	0	0	0	0	0	16
Spruce Grove City									
September 2009	20	10	0	0	0	0	0	0	30
September 2008	28	0	0	0	0	0	0	0	28
St. Albert City									
September 2009	16	0	0	0	6	0	0	0	22
September 2008	5	0	0	0	0	0	0	0	5
Stony Plain Town									
September 2009	15	0	0	0	0	0	0	0	15
September 2008	7	0	0	0	28	0	0	0	35
Strathcona County									
September 2009	39	12	0	0	11	0	0	0	62
September 2008	14	2	0	0	0	0	0	0	16
Sturgeon County									
September 2009	12	0	0	0	0	0	0	0	12
September 2008	21	0	0	0	0	0	0	0	21
Remainder of the CMA									
September 2009	5	0	0	0	0	0	0	0	5
September 2008	5	0	0	0	0	0	0	0	5
Edmonton CMA									
September 2009	480	74	11	1	112	19	0	2	699
September 2008	234	56	4	1	74	24	0	35	428

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
September 2009	990	270	75	4	555	2,156	21	42	4,122
September 2008	1,104	484	35	10	932	5,689	22	281	8,557
Beaumont Town									
September 2009	38	10	0	0	28	0	0	35	111
September 2008	97	26	0	0	34	50	0	63	270
Devon Town									
September 2009	8	8	0	0	15	0	0	0	31
September 2008	12	0	0	0	37	0	0	0	49
Fort Saskatchewan City									
September 2009	84	44	10	0	30	0	0	152	320
September 2008	90	70	7	0	55	212	0	0	434
Leduc City									
September 2009	182	46	4	0	12	0	0	47	291
September 2008	217	46	0	0	151	205	0	0	619
Leduc County									
September 2009	48	2	0	0	0	0	0	0	50
September 2008	73	0	0	0	0	0	0	0	73
Morinville Town									
September 2009	29	2	0	0	46	20	0	0	97
September 2008	61	6	4	0	61	108	0	0	240
Parkland County									
September 2009	137	0	0	0	0	0	0	0	137
September 2008	221	0	3	0	8	0	0	0	232
Spruce Grove City									
September 2009	140	56	9	0	0	160	2	0	367
September 2008	145	68	0	0	3	283	0	0	499
St. Albert City									
September 2009	107	6	0	0	20	101	0	91	325
September 2008	106	14	0	0	17	107	0	41	285
Stony Plain Town									
September 2009	107	2	4	0	100	119	0	0	332
September 2008	74	38	0	0	107	65	0	0	284
Strathcona County									
September 2009	209	30	0	1	34	74	0	0	348
September 2008	254	32	0	4	48	247	0	134	719
Sturgeon County									
September 2009	107	0	0	0	0	0	0	0	107
September 2008	187	0	0	0	0	0	0	0	187
Remainder of the CMA									
September 2009	30	4	0	0	0	0	0	0	34
September 2008	66	0	0	0	0	21	0	0	87
Edmonton CMA									
September 2009	2,216	480	102	5	840	2,630	23	367	6,672
September 2008	2,707	784	49	14	1,453	6,987	22	519	12,535

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
September 2009	115	20	4	0	54	611	0	80	884
September 2008	183	68	3	0	79	160	0	0	493
Beaumont Town									
September 2009	3	0	0	0	0	0	0	0	3
September 2008	10	10	0	0	3	0	0	0	23
Devon Town									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
September 2009	14	0	0	0	4	0	0	0	18
September 2008	17	12	0	0	4	52	0	0	85
Leduc City									
September 2009	6	2	0	0	0	0	0	0	8
September 2008	23	22	0	0	0	0	4	0	49
Leduc County									
September 2009	5	0	0	0	0	0	0	0	5
September 2008	8	0	0	0	0	0	0	0	8
Morinville Town									
September 2009	1	0	0	0	3	0	0	0	4
September 2008	14	0	0	0	0	0	0	0	14
Parkland County									
September 2009	25	0	0	0	0	0	0	0	25
September 2008	20	0	0	0	0	0	0	0	20
Spruce Grove City									
September 2009	12	10	0	0	0	0	0	0	22
September 2008	16	0	0	0	9	0	0	0	25
St. Albert City									
September 2009	10	0	0	0	5	0	0	0	15
September 2008	15	4	0	0	0	0	0	0	19
Stony Plain Town									
September 2009	3	0	0	0	2	0	0	0	5
September 2008	3	6	0	0	24	0	0	0	33
Strathcona County									
September 2009	32	10	0	0	0	0	0	0	42
September 2008	33	0	0	0	4	78	0	0	115
Sturgeon County									
September 2009	17	0	0	0	0	0	0	0	17
September 2008	25	0	0	0	0	0	0	0	25
Remainder of the CMA									
September 2009	1	0	0	0	0	0	0	0	1
September 2008	7	0	0	0	0	0	0	0	7
Edmonton CMA									
September 2009	244	42	4	0	68	611	0	80	1,049
September 2008	374	122	3	0	123	290	4	0	916

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
September 2009	217	43	4	0	91	512	2	129	998
September 2008	453	88	2	0	37	78	7	0	665
Beaumont Town									
September 2009	13	1	0	0	5	0	0	0	19
September 2008	53	1	0	0	0	0	0	0	54
Devon Town									
September 2009	5	0	0	0	0	0	0	0	5
September 2008	8	0	0	0	0	0	0	0	8
Fort Saskatchewan City									
September 2009	28	21	1	0	27	88	0	0	165
September 2008	65	24	7	0	22	91	0	0	209
Leduc City									
September 2009	33	2	0	0	18	78	0	0	131
September 2008	96	6	0	0	0	3	0	0	105
Leduc County									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	0	0	0	0	0	0	0	0	0
Morinville Town									
September 2009	24	3	1	0	20	22	0	0	70
September 2008	60	0	0	0	10	0	0	0	70
Parkland County									
September 2009	16	0	0	0	0	0	0	0	16
September 2008	30	0	0	0	2	0	0	0	32
Spruce Grove City									
September 2009	18	6	3	0	0	0	0	0	27
September 2008	90	9	0	0	8	0	0	0	107
St. Albert City									
September 2009	32	9	0	0	1	0	0	0	42
September 2008	63	12	0	0	4	7	0	0	86
Stony Plain Town									
September 2009	29	6	0	0	20	43	0	0	98
September 2008	44	34	0	0	10	0	0	0	88
Strathcona County									
September 2009	42	10	0	0	6	8	0	44	110
September 2008	108	0	0	1	26	9	0	0	144
Sturgeon County									
September 2009	2	0	0	0	0	0	0	0	2
September 2008	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
September 2009	13	0	0	0	0	0	0	0	13
September 2008	8	0	0	0	0	0	0	0	8
Edmonton CMA									
September 2009	472	101	9	0	188	751	2	173	1,696
September 2008	1,078	174	9	1	119	188	7	0	1,576

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
September 2009	110	28	6	0	44	393	7	0	588
September 2008	179	47	3	0	63	117	1	0	410
Beaumont Town									
September 2009	10	0	0	0	0	0	0	0	10
September 2008	12	14	0	0	3	0	0	0	29
Devon Town									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
September 2009	14	4	0	0	5	14	0	0	37
September 2008	22	14	0	0	3	1	0	0	40
Leduc City									
September 2009	7	2	0	0	0	0	0	0	9
September 2008	17	22	0	0	0	0	4	0	43
Leduc County									
September 2009	6	0	0	0	0	0	0	0	6
September 2008	8	0	0	0	0	0	0	0	8
Morinville Town									
September 2009	6	0	0	0	5	0	0	0	11
September 2008	13	0	0	0	0	0	0	0	13
Parkland County									
September 2009	22	0	0	0	0	0	0	0	22
September 2008	13	0	0	0	0	0	0	0	13
Spruce Grove City									
September 2009	13	11	1	0	0	0	0	0	25
September 2008	25	1	0	0	37	0	0	0	63
St. Albert City									
September 2009	15	2	0	0	4	0	0	0	21
September 2008	17	3	0	0	2	0	0	0	22
Stony Plain Town									
September 2009	8	1	0	0	8	0	0	0	17
September 2008	7	8	0	0	22	0	0	0	37
Strathcona County									
September 2009	39	9	0	0	13	1	0	0	62
September 2008	38	0	0	0	1	78	0	0	117
Sturgeon County									
September 2009	16	0	0	0	0	0	0	0	16
September 2008	25	0	0	0	0	0	0	0	25
Remainder of the CMA									
September 2009	3	0	0	0	0	0	0	0	3
September 2008	7	0	0	0	0	0	0	0	7
Edmonton CMA									
September 2009	269	57	7	0	79	408	7	0	827
September 2008	383	109	3	0	131	196	5	0	827

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855
% Change	22.0	27.8	150.0	-28.0	53.0	-6.2	-91.9	181.5	26.1
2000	4,047	144	8	25	315	1,141	148	400	6,228
% Change	0.2	30.9	-83.7	-34.2	-37.7	-5.0	**	-39.4	-6.4
1999	4,037	110	49	38	506	1,201	48	660	6,655

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	% Change
Edmonton City	290	99	48	76	82	10	21	24	441	209	111.0
Beaumont Town	8	6	6	0	6	0	0	35	20	41	-51.2
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	4	0	4	0	0	0	0	0	8	0	n/a
Fort Saskatchewan City	21	7	6	8	4	4	0	0	31	19	63.2
Gibbons Town	4	5	0	0	0	0	0	0	4	5	-20.0
Leduc City	23	7	2	0	0	0	0	0	25	7	**
Leduc County	7	13	0	0	0	0	0	0	7	13	-46.2
Morinville Town	9	7	0	6	0	0	0	0	9	13	-30.8
Parkland County	12	16	0	0	0	0	0	0	12	16	-25.0
Spruce Grove City	20	28	10	0	0	0	0	0	30	28	7.1
St. Albert City	16	5	0	0	6	0	0	0	22	5	**
Stony Plain Town	15	7	0	0	0	28	0	0	15	35	-57.1
Strathcona County	39	14	20	2	3	0	0	0	62	16	**
Sturgeon County	12	21	0	0	0	0	0	0	12	21	-42.9
Remainder of the CMA	1	0	0	0	0	0	0	0	1	0	n/a
Edmonton CMA	481	235	96	92	101	42	21	59	699	428	63.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	1,146	903	368	452	285	156	250	1,774	2,049	3,285	-37.6
Beaumont Town	29	49	18	12	6	22	0	35	53	118	-55.1
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	6	4	8	6	0	25	0	0	14	35	-60.0
Fort Saskatchewan City	102	64	64	58	10	29	0	212	176	363	-51.5
Gibbons Town	11	20	0	0	0	0	0	0	11	20	-45.0
Leduc City	153	107	32	56	18	131	47	158	250	452	-44.7
Leduc County	46	71	2	0	0	0	0	0	48	71	-32.4
Morinville Town	37	34	0	10	4	32	0	0	41	76	-46.1
Parkland County	100	122	0	0	0	0	0	0	100	122	-18.0
Spruce Grove City	103	130	34	44	0	8	0	0	137	182	-24.7
St. Albert City	112	43	6	0	14	12	82	65	214	120	78.3
Stony Plain Town	76	45	2	8	48	56	0	0	126	109	15.6
Strathcona County	230	212	52	34	22	10	0	0	304	256	18.8
Sturgeon County	80	143	0	0	0	0	0	0	80	143	-44.1
Remainder of the CMA	15	25	2	2	0	0	0	21	17	48	-64.6
Edmonton CMA	2,246	1,972	588	682	407	481	379	2,265	3,620	5,400	-33.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Edmonton City	82	10	0	0	19	24	2	0
Beaumont Town	6	0	0	0	0	0	0	35
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	4	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	6	0	0	0	0	0	0	0
Stony Plain Town	0	28	0	0	0	0	0	0
Strathcona County	3	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	101	42	0	0	19	24	2	35

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	285	152	0	4	234	1,744	16	30
Beaumont Town	6	22	0	0	0	0	0	35
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	25	0	0	0	0	0	0
Fort Saskatchewan City	10	29	0	0	0	212	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	18	127	0	4	0	158	47	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	32	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	8	0	0	0	0	0	0
St. Albert City	14	12	0	0	0	65	82	0
Stony Plain Town	48	56	0	0	0	0	0	0
Strathcona County	22	10	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	21	0	0
Edmonton CMA	407	473	0	8	234	2,200	145	65

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Edmonton City	336	138	103	71	2	0	441	209
Beaumont Town	8	6	12	0	0	35	20	41
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	8	0	0	0	0	0	8	0
Fort Saskatchewan City	31	19	0	0	0	0	31	19
Gibbons Town	4	5	0	0	0	0	4	5
Leduc City	25	7	0	0	0	0	25	7
Leduc County	7	13	0	0	0	0	7	13
Morinville Town	9	13	0	0	0	0	9	13
Parkland County	12	16	0	0	0	0	12	16
Spruce Grove City	30	28	0	0	0	0	30	28
St. Albert City	16	5	6	0	0	0	22	5
Stony Plain Town	15	7	0	28	0	0	15	35
Strathcona County	51	16	11	0	0	0	62	16
Sturgeon County	12	21	0	0	0	0	12	21
Remainder of the CMA	1	0	0	0	0	0	1	0
Edmonton CMA	565	294	132	99	2	35	699	428

Table 2.5: Starts by Submarket and by Intended Market January - September 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	1,516	1,214	517	2,026	16	45	2,049	3,285
Beaumont Town	39	59	14	24	0	35	53	118
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	14	4	0	31	0	0	14	35
Fort Saskatchewan City	176	134	0	229	0	0	176	363
Gibbons Town	11	20	0	0	0	0	11	20
Leduc City	189	139	14	309	47	4	250	452
Leduc County	48	71	0	0	0	0	48	71
Morinville Town	41	44	0	32	0	0	41	76
Parkland County	100	122	0	0	0	0	100	122
Spruce Grove City	137	174	0	8	0	0	137	182
St. Albert City	118	43	14	77	82	0	214	120
Stony Plain Town	82	53	44	56	0	0	126	109
Strathcona County	270	246	34	10	0	0	304	256
Sturgeon County	80	143	0	0	0	0	80	143
Remainder of the CMA	17	27	0	21	0	0	17	48
Edmonton CMA	2,838	2,493	637	2,823	145	84	3,620	5,400

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	% Change
Edmonton City	115	183	42	82	36	68	691	160	884	493	79.3
Beaumont Town	3	10	0	10	0	3	0	0	3	23	-87.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	14	17	4	16	0	0	0	52	18	85	-78.8
Gibbons Town	1	6	0	0	0	0	0	0	1	6	-83.3
Leduc City	6	23	2	22	0	4	0	0	8	49	-83.7
Leduc County	5	8	0	0	0	0	0	0	5	8	-37.5
Morinville Town	1	14	0	0	3	0	0	0	4	14	-71.4
Parkland County	25	20	0	0	0	0	0	0	25	20	25.0
Spruce Grove City	12	16	10	0	0	9	0	0	22	25	-12.0
St. Albert City	10	15	2	4	3	0	0	0	15	19	-21.1
Stony Plain Town	3	3	2	6	0	24	0	0	5	33	-84.8
Strathcona County	32	33	10	0	0	4	0	78	42	115	-63.5
Sturgeon County	17	25	0	0	0	0	0	0	17	25	-32.0
Remainder of the CMA	0	1	0	0	0	0	0	0	0	1	-100.0
Edmonton CMA	244	374	72	140	42	112	691	290	1,049	916	14.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	1,119	2,563	484	602	351	454	2,975	1,601	4,929	5,220	-5.6
Beaumont Town	51	216	18	48	8	72	28	0	105	336	-68.8
Calmar Town	1	1	4	0	0	0	0	0	5	1	**
Devon Town	6	14	0	12	15	0	0	0	21	26	-19.2
Fort Saskatchewan City	83	194	76	94	7	18	60	131	226	437	-48.3
Gibbons Town	18	21	0	0	0	5	0	4	18	30	-40.0
Leduc City	128	346	44	58	69	4	205	0	446	408	9.3
Leduc County	66	84	0	0	0	0	0	0	66	84	-21.4
Morinville Town	53	112	4	0	14	10	85	0	156	122	27.9
Parkland County	167	182	0	8	3	0	0	0	170	190	-10.5
Spruce Grove City	100	381	48	72	8	45	123	0	279	498	-44.0
St. Albert City	64	161	14	24	11	16	41	87	130	288	-54.9
Stony Plain Town	34	120	16	96	29	24	47	0	126	240	-47.5
Strathcona County	217	508	48	72	34	44	236	309	535	933	-42.7
Sturgeon County	125	168	0	0	0	0	0	0	125	168	-25.6
Remainder of the CMA	25	64	0	2	0	15	21	0	46	81	-43.2
Edmonton CMA	2,257	5,135	756	1,088	549	707	3,821	2,132	7,383	9,062	-18.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Edmonton City	36	68	0	0	611	160	80	0
Beaumont Town	0	3	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	52	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	4	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	3	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	9	0	0	0	0	0	0
St. Albert City	3	0	0	0	0	0	0	0
Stony Plain Town	0	24	0	0	0	0	0	0
Strathcona County	0	4	0	0	0	78	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	42	108	0	4	611	290	80	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	343	433	8	21	2,801	1,497	174	104
Beaumont Town	8	72	0	0	0	0	28	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	15	0	0	0	0	0	0	0
Fort Saskatchewan City	7	18	0	0	60	131	0	0
Gibbons Town	0	5	0	0	0	4	0	0
Leduc City	69	0	0	4	205	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	14	10	0	0	85	0	0	0
Parkland County	3	0	0	0	0	0	0	0
Spruce Grove City	8	45	0	0	123	0	0	0
St. Albert City	11	16	0	0	0	87	41	0
Stony Plain Town	29	24	0	0	47	0	0	0
Strathcona County	34	44	0	0	173	309	63	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	15	0	0	21	0	0	0
Edmonton CMA	541	682	8	25	3,515	2,028	306	104

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Edmonton City	139	254	665	239	80	0	884	493
Beaumont Town	3	20	0	3	0	0	3	23
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	14	29	4	56	0	0	18	85
Gibbons Town	1	6	0	0	0	0	1	6
Leduc City	8	45	0	0	0	4	8	49
Leduc County	5	8	0	0	0	0	5	8
Morinville Town	1	14	3	0	0	0	4	14
Parkland County	25	20	0	0	0	0	25	20
Spruce Grove City	22	16	0	9	0	0	22	25
St. Albert City	10	19	5	0	0	0	15	19
Stony Plain Town	3	9	2	24	0	0	5	33
Strathcona County	42	33	0	82	0	0	42	115
Sturgeon County	17	25	0	0	0	0	17	25
Remainder of the CMA	0	1	0	0	0	0	0	1
Edmonton CMA	290	499	679	413	80	1	1,049	916

Table 3.5: Completions by Submarket and by Intended Market
January - September 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	1,508	3,010	3,225	2,073	196	137	4,929	5,220
Beaumont Town	65	250	12	86	28	0	105	336
Calmar Town	5	1	0	0	0	0	5	1
Devon Town	6	14	15	12	0	0	21	26
Fort Saskatchewan City	160	279	66	158	0	0	226	437
Gibbons Town	18	26	0	4	0	0	18	30
Leduc City	164	403	282	0	0	5	446	408
Leduc County	66	84	0	0	0	0	66	84
Morinville Town	61	112	95	10	0	0	156	122
Parkland County	170	188	0	2	0	0	170	190
Spruce Grove City	156	453	123	45	0	0	279	498
St. Albert City	76	185	13	103	41	0	130	288
Stony Plain Town	38	206	88	34	0	0	126	240
Strathcona County	257	526	215	407	63	0	535	933
Sturgeon County	125	168	0	0	0	0	125	168
Remainder of the CMA	25	75	21	6	0	0	46	81
Edmonton CMA	2,900	5,980	4,155	2,940	328	142	7,383	9,062

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
September 2009	13	11.8	28	25.5	23	20.9	10	9.1	36	32.7	110	499,400	613,500
September 2008	4	2.2	31	17.3	68	38.0	26	14.5	50	27.9	179	529,800	594,745
Year-to-date 2009	122	9.5	395	30.7	324	25.2	148	11.5	297	23.1	1,286	488,200	570,408
Year-to-date 2008	204	8.2	727	29.3	856	34.5	365	14.7	332	13.4	2,484	485,200	519,381
Beaumont Town													
September 2009	1	10.0	5	50.0	1	10.0	3	30.0	0	0.0	10	412,450	453,440
September 2008	2	16.7	3	25.0	6	50.0	1	8.3	0	0.0	12	474,900	445,892
Year-to-date 2009	5	5.7	29	33.0	37	42.0	14	15.9	3	3.4	88	475,000	478,644
Year-to-date 2008	31	14.4	68	31.6	93	43.3	19	8.8	4	1.9	215	457,900	451,354
Calmar Town													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Devon Town													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	5	62.5	2	25.0	1	12.5	8	--	--
Year-to-date 2008	0	0.0	2	16.7	6	50.0	4	33.3	0	0.0	12	522,500	509,150
Fort Saskatchewan City													
September 2009	2	14.3	6	42.9	6	42.9	0	0.0	0	0.0	14	398,400	414,457
September 2008	0	0.0	11	50.0	6	27.3	0	0.0	5	22.7	22	451,050	529,055
Year-to-date 2009	25	18.8	68	51.1	24	18.0	4	3.0	12	9.0	133	394,900	432,390
Year-to-date 2008	3	1.7	88	50.0	51	29.0	8	4.5	26	14.8	176	448,000	495,202
Gibbons Town													
September 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
September 2008	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2009	13	59.1	7	31.8	2	9.1	0	0.0	0	0.0	22	340,000	340,227
Year-to-date 2008	18	85.7	3	14.3	0	0.0	0	0.0	0	0.0	21	310,000	313,810
Leduc City													
September 2009	2	28.6	4	57.1	1	14.3	0	0.0	0	0.0	7	--	--
September 2008	2	11.8	3	17.6	4	23.5	4	23.5	4	23.5	17	534,900	527,400
Year-to-date 2009	23	12.3	66	35.3	65	34.8	28	15.0	5	2.7	187	457,900	464,484
Year-to-date 2008	43	14.6	107	36.4	108	36.7	28	9.5	8	2.7	294	447,900	457,428
Leduc County													
September 2009	1	16.7	1	16.7	1	16.7	1	16.7	2	33.3	6	--	--
September 2008	4	50.0	1	12.5	2	25.0	0	0.0	1	12.5	8	--	--
Year-to-date 2009	5	7.7	6	9.2	4	6.2	14	21.5	36	55.4	65	650,000	672,445
Year-to-date 2008	11	13.1	7	8.3	24	28.6	21	25.0	21	25.0	84	545,000	556,905
Morinville Town													
September 2009	1	16.7	4	66.7	1	16.7	0	0.0	0	0.0	6	--	--
September 2008	1	7.7	10	76.9	2	15.4	0	0.0	0	0.0	13	415,900	414,162
Year-to-date 2009	18	20.0	55	61.1	10	11.1	5	5.6	2	2.2	90	389,850	420,013
Year-to-date 2008	5	6.0	61	72.6	13	15.5	3	3.6	2	2.4	84	415,250	429,021

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
September 2009	9	60.0	2	13.3	2	13.3	0	0.0	2	13.3	15	265,000	391,447
September 2008	4	30.8	1	7.7	4	30.8	0	0.0	4	30.8	13	461,900	487,617
Year-to-date 2009	54	35.3	26	17.0	13	8.5	8	5.2	52	34.0	153	434,200	534,950
Year-to-date 2008	46	28.0	45	27.4	23	14.0	16	9.8	34	20.7	164	427,600	468,873
Spruce Grove City													
September 2009	5	38.5	5	38.5	2	15.4	0	0.0	1	7.7	13	366,038	386,320
September 2008	8	32.0	7	28.0	7	28.0	3	12.0	0	0.0	25	423,088	413,494
Year-to-date 2009	43	31.6	62	45.6	24	17.6	3	2.2	4	2.9	136	379,950	395,111
Year-to-date 2008	149	42.7	143	41.0	49	14.0	7	2.0	1	0.3	349	368,000	381,723
St. Albert City													
September 2009	0	0.0	2	13.3	2	13.3	5	33.3	6	40.0	15	635,700	662,173
September 2008	2	11.8	5	29.4	4	23.5	4	23.5	2	11.8	17	488,100	492,447
Year-to-date 2009	1	1.1	15	15.8	18	18.9	22	23.2	39	41.1	95	616,300	654,491
Year-to-date 2008	2	1.1	25	14.0	54	30.3	42	23.6	55	30.9	178	572,700	631,368
Stony Plain Town													
September 2009	1	16.7	3	50.0	1	16.7	1	16.7	0	0.0	6	--	--
September 2008	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2009	19	44.2	19	44.2	4	9.3	1	2.3	0	0.0	43	358,137	356,936
Year-to-date 2008	78	61.4	33	26.0	14	11.0	2	1.6	0	0.0	127	332,798	339,515
Strathcona County													
September 2009	0	0.0	10	25.6	4	10.3	4	10.3	21	53.8	39	680,000	1,106,692
September 2008	0	0.0	2	5.3	10	26.3	9	23.7	17	44.7	38	614,000	975,579
Year-to-date 2009	5	1.8	45	16.1	94	33.7	33	11.8	102	36.6	279	545,000	741,184
Year-to-date 2008	5	1.0	65	13.6	195	40.8	80	16.7	133	27.8	478	532,000	630,607
Sturgeon County													
September 2009	4	25.0	1	6.3	2	12.5	1	6.3	8	50.0	16	625,000	643,750
September 2008	7	28.0	9	36.0	5	20.0	1	4.0	3	12.0	25	410,000	486,800
Year-to-date 2009	25	20.2	27	21.8	21	16.9	15	12.1	36	29.0	124	480,000	573,746
Year-to-date 2008	55	32.7	44	26.2	24	14.3	17	10.1	28	16.7	168	415,000	473,869
Remainder of the CMA													
September 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
September 2008	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	14	70.0	5	25.0	1	5.0	0	0.0	0	0.0	20	319,900	316,010
Year-to-date 2008	40	70.2	16	28.1	0	0.0	0	0.0	1	1.8	57	310,000	321,220
Edmonton CMA													
September 2009	40	15.4	73	28.1	46	17.7	25	9.6	76	29.2	260	476,900	632,815
September 2008	46	12.0	85	22.2	118	30.8	48	12.5	86	22.5	383	500,000	573,640
Year-to-date 2009	372	13.6	825	30.2	646	23.7	297	10.9	589	21.6	2,729	474,000	553,662
Year-to-date 2008	691	14.1	1,434	29.3	1,510	30.9	612	12.5	645	13.2	4,892	469,900	504,815

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2009						
Submarket	Sept 2009	Sept 2008	% Change	YTD 2009	YTD 2008	% Change
Edmonton City	613,500	594,745	3.2	570,408	519,381	9.8
Beaumont Town	453,440	445,892	1.7	478,644	451,354	6.0
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	509,150	n/a
Fort Saskatchewan City	414,457	529,055	-21.7	432,390	495,202	-12.7
Gibbons Town	--	--	n/a	340,227	313,810	8.4
Leduc City	--	527,400	n/a	464,484	457,428	1.5
Leduc County	--	--	n/a	672,445	556,905	20.7
Morinville Town	--	414,162	n/a	420,013	429,021	-2.1
Parkland County	391,447	487,617	-19.7	534,950	468,873	14.1
Spruce Grove City	386,320	413,494	-6.6	395,111	381,723	3.5
St. Albert City	662,173	492,447	34.5	654,491	631,368	3.7
Stony Plain Town	--	--	n/a	356,936	339,515	5.1
Strathcona County	1,106,692	975,579	13.4	741,184	630,607	17.5
Sturgeon County	643,750	486,800	32.2	573,746	473,869	21.1
Remainder of the CMA	--	--	n/a	316,010	321,220	-1.6
Edmonton CMA	632,815	573,640	10.3	553,662	504,815	9.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
September 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	1,227	-21.0	1,702	3,408	4,004	42.5	332,051	9.3	347,676
	February	1,287	-31.8	1,404	3,576	3,995	35.1	338,347	5.3	343,971
	March	1,557	-34.0	1,442	4,244	4,233	34.1	343,760	5.6	343,946
	April	1,823	-25.4	1,412	4,470	3,588	39.4	336,931	-2.0	332,816
	May	1,821	-34.8	1,374	4,272	3,461	39.7	340,499	-4.8	332,489
	June	1,852	-14.9	1,493	3,952	3,367	44.3	341,376	-2.6	331,313
	July	1,784	16.0	1,572	3,594	2,998	52.4	335,100	-5.3	331,120
	August	1,541	20.4	1,573	2,991	2,881	54.6	329,207	-4.8	325,058
	September	1,729	65.9	1,771	3,142	2,740	64.6	324,906	-5.6	326,807
	October	1,249	-2.1	1,377	3,069	3,014	45.7	317,744	-8.6	323,573
	November	891	-27.1	1,230	2,038	2,973	41.4	318,588	-2.0	329,139
	December	608	-29.1	1,019	1,303	2,805	36.3	310,974	-5.7	322,093
2009	January	730	-40.5	1,112	2,429	3,011	36.9	317,049	-4.5	329,732
	February	1,075	-16.5	1,203	2,664	3,024	39.8	308,970	-8.7	314,564
	March	1,380	-11.4	1,226	2,881	2,686	45.6	309,032	-10.1	310,803
	April	1,843	1.1	1,438	2,999	2,642	54.4	312,127	-7.4	312,721
	May	2,161	18.7	1,659	3,180	2,622	63.3	326,332	-4.2	315,266
	June	2,551	37.7	1,840	3,136	2,510	73.3	328,285	-3.8	320,044
	July	2,278	27.7	1,921	3,052	2,582	74.4	324,744	-3.1	318,434
	August	1,673	8.6	1,655	2,629	2,522	65.6	318,321	-3.3	315,770
	September	1,704	-1.4	1,688	2,559	2,345	72.0	327,235	0.7	323,071
	October									
	November									
	December									
	Q3 2008	5,054	30.9		9,727			329,816	-5.4	
	Q3 2009	5,655	11.9		8,240			323,595	-1.9	
	YTD 2008	14,621	-14.4		33,649			335,921	-1.0	
	YTD 2009	15,395	5.3		25,529			320,746	-4.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
September 2009

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	248.0	118.5	619	3.6	73.4	849
	February	718	7.25	7.29	245.7	118.7	622	3.7	73.7	850
	March	712	7.15	7.19	242.9	119.5	621	3.8	73.7	859
	April	700	6.95	6.99	241.5	121.2	620	3.9	73.5	861
	May	679	6.15	6.65	236.9	121.9	618	3.9	73.1	863
	June	710	6.95	7.15	234.9	123.7	617	3.7	72.8	862
	July	710	6.95	7.15	234.4	123.6	616	3.7	72.5	867
	August	691	6.65	6.85	234.3	123.6	617	3.4	72.2	881
	September	691	6.65	6.85	234.1	122.3	617	3.5	72.2	899
	October	713	6.35	7.20	230.1	121.3	624	3.4	72.8	910
	November	713	6.35	7.20	229.5	121.4	628	3.6	73.3	916
	December	685	5.60	6.75	228.7	121.0	629	3.6	73.4	911
2009	January	627	5.00	5.79	222.3	120.2	627	3.8	73.0	910
	February	627	5.00	5.79	215.7	121.5	624	4.4	73.0	902
	March	613	4.50	5.55	213.1	120.9	621	4.9	72.9	898
	April	596	3.90	5.25	211.2	120.5	621	5.4	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	621	6.5	73.6	912
	July	631	3.75	5.85	208.3	121.8	619	7.0	73.6	916
	August	631	3.75	5.85	207.6	122.1	618	7.3	73.5	927
	September	610	3.70	5.49		121.7	616	7.4	73.2	933
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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